033.0	0002	0001.C	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card /	Total Parcel
APPRAISED:	252,300 /	252,300
USE VALUE:	252,300 /	252,300
ASSESSED:	252,300 /	252,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	22-26 SUNNYSIDE AVENUE LLC
Owner 2:	
Owner 3:	
Street 1:	22 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALLEN HAROLD J ETAL/TRUSTEES -
Owner 2:	SUNNYSIDE AVE 2016 REVOCABLE -
Street 1:	PO BOX 133
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This Parcel contains 5,442 Sq. Ft. of land mainly classified as Parking Lot

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
337	5442.000		8,500	243,800	252,300
Total Card	0.125		8,500	243,800	252,300
Total Parcel	0.125		8,500	243,800	252,300

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	22674
GIS Ref	
GIS Ref	
Insp Date	03/16/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0002-0001.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	337	FV		8500	5,442.	239,800	248,300	248,300	Year End Roll	12/18/2019
2019	337	FV		8900	5,442.	223,800	232,700	232,700	Year End Roll	1/3/2019
2018	337	FV		8900	5,442.	199,800	208,700	208,700	Year End Roll	12/20/2017
2017	337	FV		8900	5,442.	175,900	184,800	184,800	Year End Roll	1/3/2017
2016	337	FV		8900	5,442.	131,900	140,800	140,800	Year End	1/4/2016
2015	337	FV		9100	5,442.	119,900	129,000	129,000	Year End Roll	12/11/2014
2014	337	FV		9100	5,442.	119,900	129,000	129,000	Year End Roll	12/16/2013
2013	337	FV		9100	5,442.	119,900	129,000	129,000		12/13/2012

!2706!

PRINT

Date	Time
12/10/20	18:04:02

LAST REV

Date	Time
01/10/19	18:48:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2706

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLEN HAROLD J	69469-148		6/21/2017	Mult Lots	10	No	No		
DEVITO ALFRED M	68288-109		10/27/2016	Convenience	1	No	No		
ALLEN HARRY JR,	66811-474		2/17/2016	Convenience	1	No	No		
CORMIER MICHAEL	52578-543		4/16/2009	Mult Lots	1,550,000	No	No		
CORMIER MICHAEL	27537-415		8/1/1997	Family		No	No		F

USER DEFINED

Prior Id # 1:	22674
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/16/2009	Meas/Inspect	197	PATRIOT
4/7/2000	Meas/Inspect	197	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	Parking Lot		5442	16,998	Sq. Ft.	Site		0	30.5	1.47	CA									243,793						243,800	

Total AC/HA:	0.12493	Total SF/SM:	5442	Parcel LUC:	337	Parking Lot	Prime NB Desc:	COMM AVG	Total:	243,793	Spl Credit		Total:	243,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

FACTOR W/LOT 1.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Are	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0002-0001.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	4500	A	AV	1980	2.61	T	31.2	337			8,100			8,100
88	Fence-6	D	Y	1	64	A	AV	1975	8.50	T	35.2	337			400			400

More:	N	Total Yard Items:	8,500	Total Special Featues:		Total:	8,500